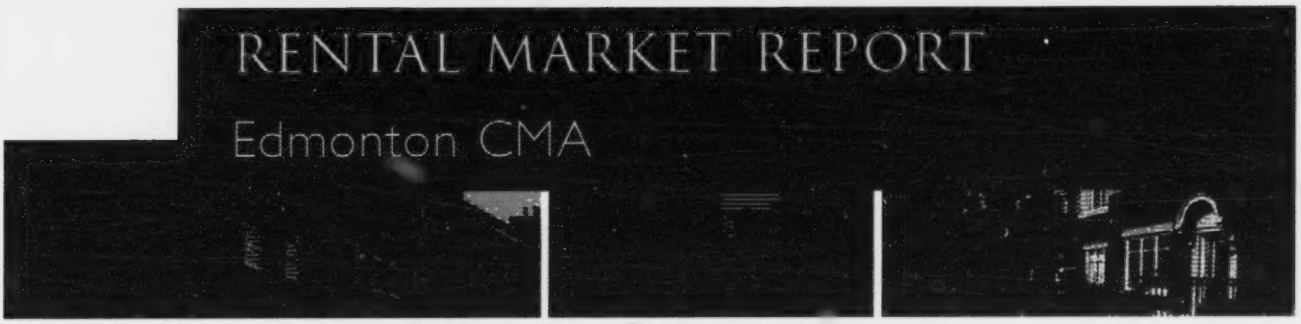
RENTAL MARKET REPORT

Edmonton CMA



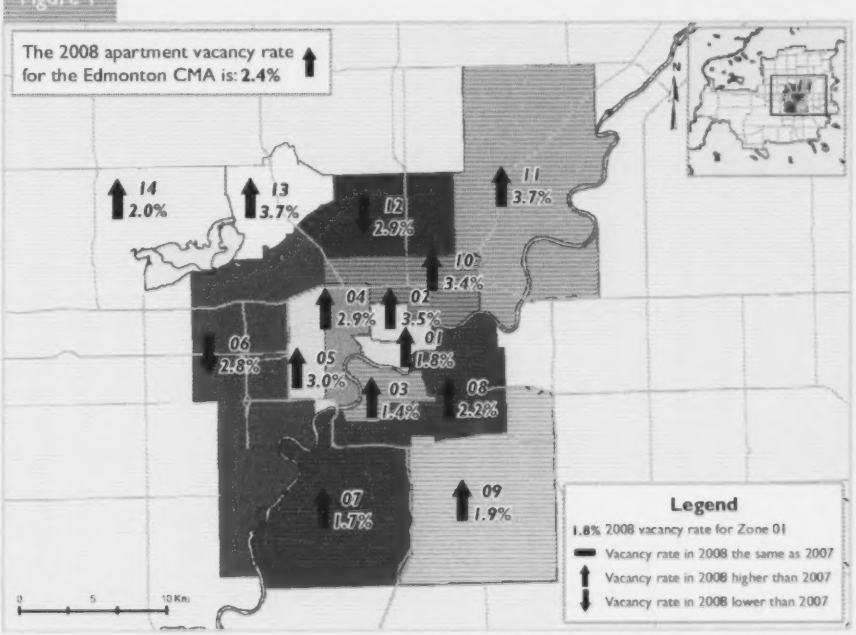
Canada Mortgage and Housing Corporation

Release Date: Fall 2008

Highlights

- The apartment vacancy rate across the Edmonton Census Metropolitan Area (CMA) increased from 1.5 per cent in October 2007 to 2.4 per cent in October 2008.
- The average monthly rent for a two-bedroom apartment in new and existing structures in the Edmonton CMA was $1,034, up $76 from the $958 average reported in October 2007.
- In rental structures common to both surveys, the average rent for a two-bedroom apartment unit increased by 9.2 per cent year-over-year compared with an 18.8 per cent increase reported in last year's fall survey.

Figure 1



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NATIONAL VACANCY RATE DECREASED IN OCTOBER 2008

The average rental apartment vacancy rate in Canada's 34 major centres[1] decreased to 2.2 per cent in October 2008 from 2.6 per cent in October 2007. The centres with the highest vacancy rates in 2008 were Windsor (14.6 per cent), St. Catharines-Niagara (4.3 per cent), and Oshawa (4.2 per cent). On the other hand, the major urban centres with the lowest vacancy rates were Kelowna (0.3 per cent), Victoria (0.5 per cent), Vancouver (0.5 per cent), and Regina (0.5 per cent).

Apartment Vacancy Rates (%) by Major Centres

	Oct-07	Oct-08
Abbotsford	2.1	2.6
Barrie	3.2	3.5
Brantford	2.9	2.4
Calgary	1.5	2.1
Edmonton	1.5	2.4
Gatineau	2.9	1.9
Greater Sudbury	0.6	0.7
Guelph	1.9	2.3
Halifax	3.1	3.4
Hamilton	3.5	3.2
Kelowna	0.0	0.3
Kingston	3.2	1.3
Kitchener	2.7	1.8
London	3.6	3.9
Moncton	4.3	2.4
Montréal	2.9	2.4
Oshawa	3.7	4.2
Ottawa	2.3	1.4
Peterborough	2.8	2.4
Québec	1.2	0.6
Regina	1.7	0.5
Saguenay	2.8	1.6
Saint John	5.2	3.1
Saskatoon	0.6	1.9
Sherbrooke	2.4	2.8
St. Catharines-Niagara	4.0	4.3
St. John's	2.6	0.8
Thunder Bay	3.8	2.2
Toronto	3.2	2.0
Trois-Rivières	1.5	1.7
Vancouver	0.7	0.5
Victoria	0.5	0.5
Windsor	12.8	14.6
Winnipeg	1.5	1.0
Total	**2.6**	**2.2**

Demand for rental housing in Canada increased due to high migration levels, youth employment growth, and the large gap between the cost of homeownership and renting. Rental construction and competition from the condominium market were not enough to offset growing rental demand.

The highest average monthly rents for two-bedroom apartments in new and existing structures were in Calgary ($1,148), Vancouver ($1,123), Toronto ($1,095), and Edmonton ($1,034), followed by Ottawa ($995), Kelowna ($967), and Victoria ($965). The lowest average monthly rents for two-bedroom apartments in new and existing structures were in Trois-Rivières ($505), Saguenay ($518), and Sherbrooke ($543).

Year-over-year comparison of rents in new and existing structures can be slightly misleading because rents in newly-built structures tend to be higher than in existing buildings. However, by excluding new structures, we can get a better indication of actual rent increases paid by most tenants. The average rent for two-bedroom apartments in existing structures increased in all major centres. The largest rent increases in existing structures were recorded in Saskatoon (20.3 per cent), Regina (13.5 per cent), Edmonton (9.2 per cent), and Kelowna (8.4 per cent). Overall, the average rent for two-bedroom apartments in existing structures across Canada's 34 major centres increased by 2.9 per cent between October 2007 and October 2008.

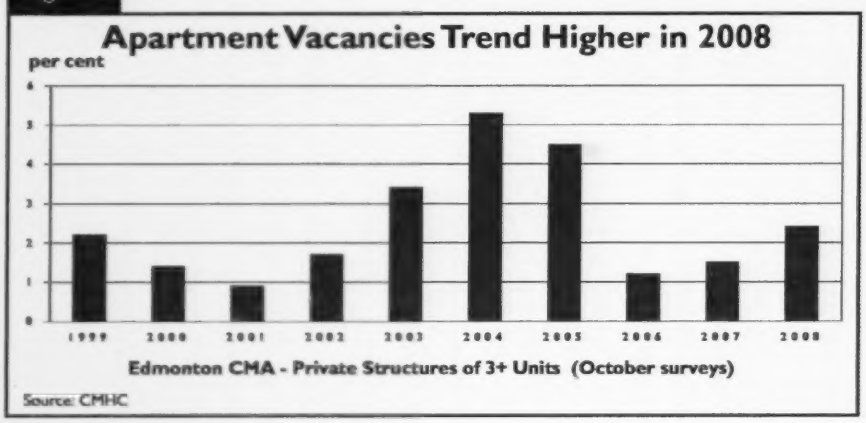
CMHC's October 2008 Rental Market Survey also covers condominium apartments offered for rent in Calgary, Edmonton, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, and Victoria. In 2008, vacancy rates for rental condominium apartments were below one per cent in four of the 10 centres surveyed. Rental condominium vacancy rates were the lowest in Regina, Toronto, Ottawa, and Vancouver. However, Calgary and Edmonton registered the highest vacancy rates for condominium apartments at 4.0 per cent and 3.4 per cent in 2008, respectively.

The survey showed that vacancy rates for rental condominium apartments in 2008 were lower than vacancy rates in the conventional rental market in Ottawa, Regina, Saskatoon, and Toronto. The highest average monthly rents for two-bedroom condominium apartments were in Toronto ($1,625), Vancouver ($1,507), and Calgary ($1,293). All surveyed centres posted average monthly rents for two-bedroom condominium apartments that were higher than average monthly rents for two-bedroom private apartments in the conventional rental market in 2008.

(Footnotes)

1 Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes.

Figure 2



Apartment Vacancies Move Higher in 2008

The rental apartment vacancy rate in Edmonton moved higher this fall despite continued low levels of rental unit construction and a steady erosion of the rental universe by condo converters. The apartment vacancy rate in the Edmonton region increased to 2.4 per cent in October from 1.5 per cent in October 2007. This is the first time the vacancy rate in the fall survey has exceeded two per cent since 2005.

CMHC attributes some of the upturn in vacancies to slower net migration into Edmonton and the constraining effect of strong rent increases in 2007. Competition from the secondary rental market and investor owned condominium apartments are also contributing to the higher vacancies in the purpose-built commercial rental sector.

While this fall's survey shows a decrease from the 3.4 per cent apartment vacancy rate reported in this spring's rental market survey, direct comparisons between the spring and fall results are not recommended. This is due to potential seasonal impacts such as students and migratory workers who often leave the city during the spring and summer months but return again in the fall.

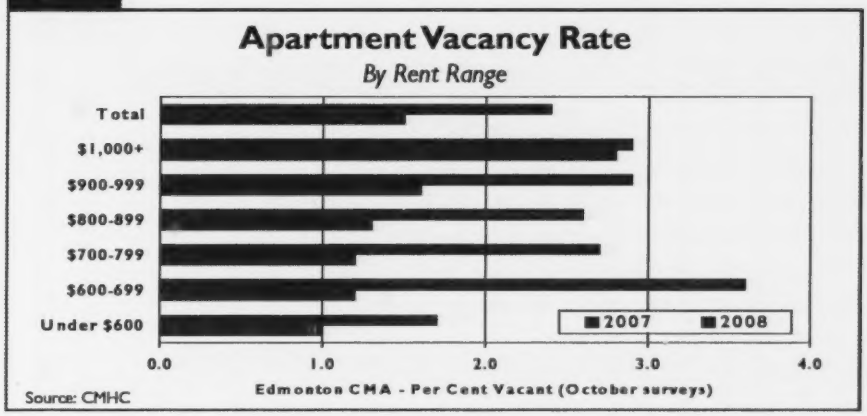
As vacancy rates have increased across the region, rent increases have moderated. In October 2008, an average two-bedroom apartment rented for $1,034, representing a $76 increase from October 2007. This compares with an average increase of $150 per month between October 2006 and 2007. On a same-sample basis, which removes the impact of new units not surveyed in the previous year, the average rent for a two-bedroom apartment increased by 9.2 per cent in the past year, compared with an 18.8 per cent increase recorded between October 2006 and October 2007.

EDMONTON RENTAL MARKET SURVEY

CMHC's October 2008 Rental Market Survey (RMS) found that apartment vacancies across the Capital region have continued to move upward in 2008. This fall's survey identified 1,432 vacant units out of a total universe of 59,373 rental apartments. This compares with a total of 937 vacant out of 61,824 apartment units in the October 2007 survey universe. The universe of rental apartments declined by 2,451 units between the two October surveys. In the October 2007 survey, CMHC noted that the apartment universe had been reduced by 3,700 units between surveys due to a lack of rental completions and a heightened number of condo conversions. While rental unit completions have remained low, the rate of condo conversion has slowed from the previous year but still remained high by historic standards. For example, there were 2,889 row and apartment units removed from the CMHC rental universe during the period October 2006 to October 2007 due to condo conversion. In the past year, that number declined to 1,821 units, representing a decline of 37 per cent. During the 15 year period of 1994-2008, CMHC removed an average of 816 units per year from the rental market universe due to conversion to condominiums.

A comparison of vacancy rates by survey zone and unit type across Metro Edmonton for this October compared with last year is provided in Table 1.1.1. This year's results show that the apartment vacancy rate

Figure 3



increased by 0.9 percentage points from October 2007 to an average of 2.4 per cent this fall. Apartment vacancies were highest in the largest units with three or more bedrooms, at 3.7 per cent. These unit types also experienced the largest increases at 1.3 percentage points. Vacancies were lowest in one-bedroom apartments (2.2%) while bachelor suites experienced the only reductions in vacancies, falling by 0.1 percentage points to 2.4 per cent.

At 1.4 per cent, the district with the lowest vacancy rate in this year's survey continues to be Zone 3 (University). This district has traditionally maintained low vacancies due to high demand for rental accommodation from students and staff who want to live close to the University of Alberta. The highest vacancies were found in Zones 11 (North East) and 13 (St. Albert), with both areas 3.7 per cent. The area that experienced the largest increase in vacancies was Zone 2 (Hudson Bay Reserve), up 2.2 percentage points year-over-year to 3.5 per cent.

Apartment vacancy rates by rent range for this year and 2007 are shown in Figure 3, with Table 1.4 providing detailed results by bedroom type. As reported in the two previous October surveys, vacancies were generally lowest for units renting for under $600 per month. Unlike the two previous surveys, vacancies for all unit types combined were no longer highest in the most expensive suites renting for over $1,000 per month. The highest vacancies in this fall's survey, at 3.6 per cent, were found in apartments renting from $600 to $699 per month. This price category also saw the largest increase in vacancy rates, up 2.4 percentage points. Units renting for over $1,000 per month experienced the smallest increases in vacancies at 0.1 percentage points. It should be noted that all units renting for over $900 per month had vacancies that were, on average, one half a percentage point above the Metro-wide average. This is likely due to growing competition from condo rental apartments that typically rent for over $1,000 per month.

Availability Rates Increase

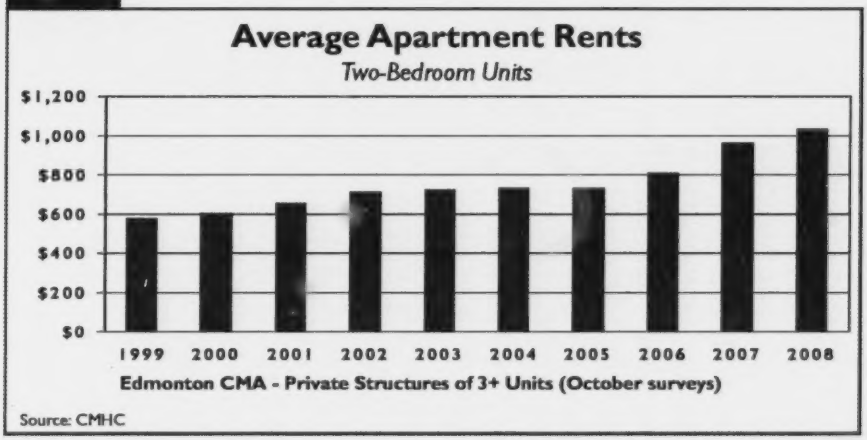
Table 1.1.4 provides this year's survey results for apartment availability rates. An apartment is considered available if the unit is vacant, or the existing tenant has given or received official notice to move and a new tenant has not signed a lease. The availability rate for apartments across Metro increased to 3.3 per cent in the October survey, compared with 2.4 per cent last year and 1.7 per cent in the 2006 October survey. Readers should note that, as the definition of availability includes vacancy, the availability rate will always be equal to or greater than the vacancy rate. Although down by 1.1 percentage points from last October, the availability rate remained highest in Zone 6 at 5.7 per cent. The largest increase in the availability rate occurred in Zone 13 (St. Albert), with a year-over-year increase of 3.4 percentage points.

Apartment Rent Increases Moderate in 2008

With apartment vacancies moving upward, the added competition has helped to put a brake on the strong rent increases witnessed in 2007. Following an average $132 per month increase year-over-year recorded in the October 2007 survey, the average apartment rent for all unit types across Metro increased this year by $71 per month (see Table 1.1.2). Despite a more competitive market place, rents were pushed upward by rising costs for upgrades, repairs, maintenance, insurance, utilities and other monthly operating expenses.

Table 1.1.5 provides a measurement of percentage change for average apartment rents on a same-sample basis. These figures remove the impact

Figure 4



of new units not surveyed in the previous year or units removed in the current year due to condo conversion, major renovations or demolition. For all apartments, rents in existing units rose by 8.9 per cent between October 2007 and October 2008. This compares with an 18.1 per cent increase for all units in the previous October survey. The rates of increase varied widely among different parts of Metro, with Zones 2 and 11 reporting gains of 14 per cent or more while Zones 4 and 7 experienced average increases of only 3.8 and 4.0 per cent, respectively.

The details on average apartment rents by bedroom type and survey zone are provided in Table 1.1.2. As was the case in the 2007 October survey, the areas reporting the highest overall average rents were Zones 6 ($1,022) and 7 ($1,012). The two districts still reporting overall average rents of below $800 per month were Zones 10 ($770) and 2 ($784). Not accounting for the impact of new units or condo conversions, the largest rent increases on a dollar basis occurred in Zones 3 and 13, both up by $127 per month on average. The lowest rent increases of $33 per month on average occurred in Zone 7.

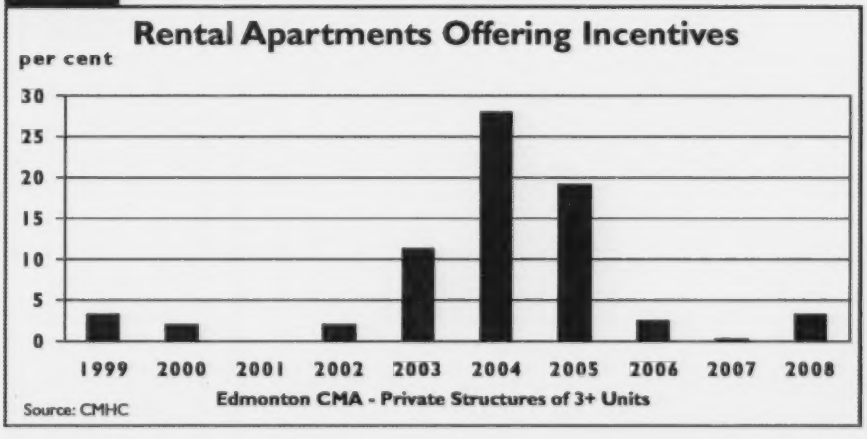
Incentives Return as Vacancies Increase

With apartment vacancies increasing over the past year, the number of structures surveyed across the region offering incentives to reduce turnover or entice new tenants has crept upward as well. As shown in Figure 5, the share of structures surveyed offering incentives increased to 3.2 per cent this October from less than one per cent in October 2007 and 2.5 per cent in 2006. Incentives often include benefits such as one month free rent or two-year leases (with locked in rents), extra appliances, free cable TV, parking or high-speed internet. With the average vacancy rate forecast to move upward in the year ahead, CMHC expects to find a higher proportion of buildings offering incentives to prospective tenants in the October 2009 survey.

Row Vacancy Rates Trend Upward

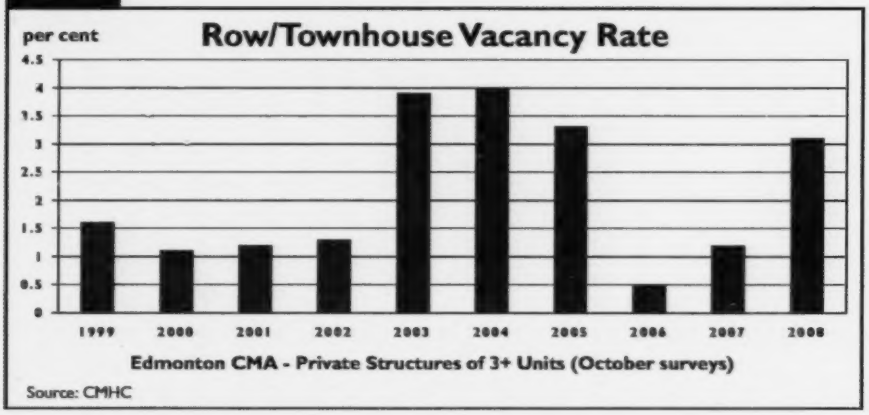
The vacancy rate in Metro Edmonton's row (townhouse) units increased by 1.9 percentage points between October 2007 and October 2008 to an average of 3.1 per cent (Figure 6). This occurred despite continued reductions in the row rental universe due to low levels of new construction and condo conversion. As shown in Table 2.1.3, the 2008 October survey tallied 261 vacant row units out of a universe of 8,354 units. This compares with 106 vacant units out of a universe of 8,470

Figure 5



townhouses in the 2007 survey. Townhouse vacancies were highest in the North Edmonton Zones 10 (5.3%) and 11 (5.1%) which were also the districts that experienced the largest increase in vacancies at 4.2 and 3.7 percentage points, respectively. The area with the lowest vacancies in row rentals was St. Albert (Zone 13), where the vacancy rate was zero per cent for the third consecutive year. The availability rate for row units across the Edmonton region increased from 2.1 per cent in October 2007 to 3.8 per cent this October (Table 2.1.4.)

Figure 6



Row Rent Increases Moderate in 2008

Similar to the apartment market in Edmonton, rising vacancies have helped to slow townhouse rental rate increases as property owners face stiffer competition for tenants this year. The average rent for typical row unit increased by $53 per month in the past year to $1,137. This follows year-over-year increases of $211 per month in the 2007 survey and $105 per month in 2006. On a same sample basis, row rents increased on average by 5.1 per cent this October compared with a 23.9 per cent increase between October 2006 and 2007 (Table 2.1.5). The largest rent increases on a dollar basis not accounting for universe changes occurred in Zone 12 ($155 month). While this district also showed the strongest gains on a same sample basis, up 13.5 per cent, there was a notable decline in the Zone 12 universe from last October. On a dollar basis, average row rents moved downward in Zones 1 and 8.

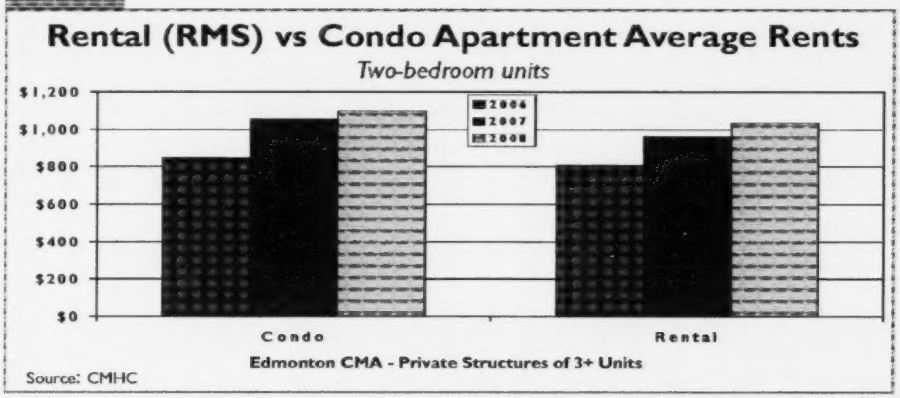
RENTAL MARKET OUTLOOK

Apartment vacancies across Metro Edmonton are expected to increase in the coming months despite low levels of rental unit construction. Demand will be tempered by a moderation in net migration from the peak years of 2005 and 2006, rent increases, and continued, albeit slower, movement to home ownership. Condominium apartments will also remain a source of competition for purpose built rental units. Going forward, rental supply will be indirectly bolstered by high levels of condominium apartment construction, many of which have been purchased by investors and will be injected into the rental pool. There were over 7,000 condo apartment under construction across Greater Edmonton at the end of October 2008. With condo apartment completions poised to increase sharply in the coming months, we anticipate the rental apartment vacancy rate to approach four per cent by October 2009. As witnessed this year, further increases in vacancy rates will help restrain rent increases. Units in the upper rent ranges will experience the strongest competition from investor-owned condos. This will encourage some owners to hold the line on rent increases in order to reduce turnover. Rents for a typical two-bedroom apartment will increase by an average of $30 per month in the coming year.

SECONDARY RENTAL MARKET

Augmenting CMHC's traditional October Rental Market Survey, which covers private row and apartment structures with three or more units, is information on the secondary rental market in some select centres. More specifically, CMHC provides information on apartment condominiums offered for rent, as well as the following types of units:
rented single-detached houses;
rented double (semi-detached)houses;
rented freehold row/town houses;
rented duplex apartments;
rented accessory apartments; and
rented apartments which are part of a commercial or other type of

Figure 7



structure containing one or two dwelling units.

The methodology section at the end of this report provides more detailed information on the Secondary Rental Market Survey.

CONDOMINIUM RENTAL MARKET SURVEY

Vacancies Higher in Rental Condominium Apartments

Continued high levels of new construction and condominium conversions have bolstered the number of condo apartments available for rent across Metro Edmonton. The vacancy rate in Edmonton's investor-owned and rented condominiums increased to 4.3 per cent this October, up from 1.5 per cent in October 2007 (Table 4.1.1). Vacancies this fall stood at 4.5 per cent in both Central Edmonton and the city's suburbs while other areas outside of Edmonton had a condo vacancy rate of 1.9 per cent this October.

Data on the condominium universe and the proportion that are rented within the Edmonton CMA are found in Table 4.3.1. In this year's survey, CMHC identified a total condominium universe of 32,698 units, of which 7,616 or 23.3 per cent were rental units rather than owner-occupied. This compares with 24.5 per cent of condos in the universe identified as investor-owned and rented in the 2007 survey.

Condo Rent Increases Tempered by Higher Vacancies

Similar to findings in this year's survey of the purpose-built commercial rental market, higher vacancies in rental condos have helped to moderate rent increases in the past year. For a typical two-bedroom unit, the monthly rent increased from $1,052 in 2007 to $1,099 this year, representing an average increase of $47 per month (Table 4.1.3). This compares with a $162 per month increase reported between October 2006 and October 2007.

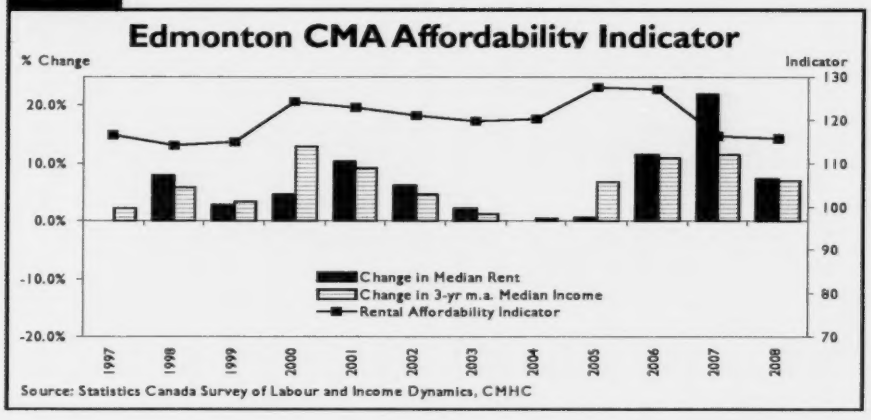
Table 4.1.2 provides a comparison of monthly rental rates between rental condos and rental apartments in the RMS by bedroom type and location. As noted in the 2006 and 2007 surveys, rents in condo apartments are typically higher than in purpose-built commercial rental units. In general, condo apartments are typically better appointed than commercial rentals, with features such as in-suite washer-dryers, walk-in closets, en-suite bathrooms, and underground parking.

OTHER SECONDARY RENTAL MARKET SURVEY

Tables 5.1 and 5.2 provide details on CMHC's 2008 Other Secondary Rental Market Survey. As previously mentioned, this survey gathers data on rented single-detached houses, double (semi-detached) houses, freehold row/town houses, duplex apartments, accessory apartments, and apartments which are part of a commercial or other type of structure containing one or two dwelling units.

According to this year's survey, the number of households renting in Edmonton's secondary market is estimated at 46,310 units, representing a 5.6 per cent increase from last year's count. In terms of dwelling type, semi-detached, row and duplex units were again the most common type of property rented, accounting for 21,766 units or about

Figure 8



47 per cent of this market. This category experienced a decline in market share due to a 1,920 unit (8.1per cent) decrease in the estimated number of households renting this type of accommodation. Single-detached rental units were estimated to house 20,527 households, up from 16,903 in 2007. The third category, accessory suites, which include suites and basement apartments, accounted for 4,018 households or 8.7 per cent of tenants in the secondary rental market. This was up from an estimated 3,267 households in accessory suites in last year's survey.

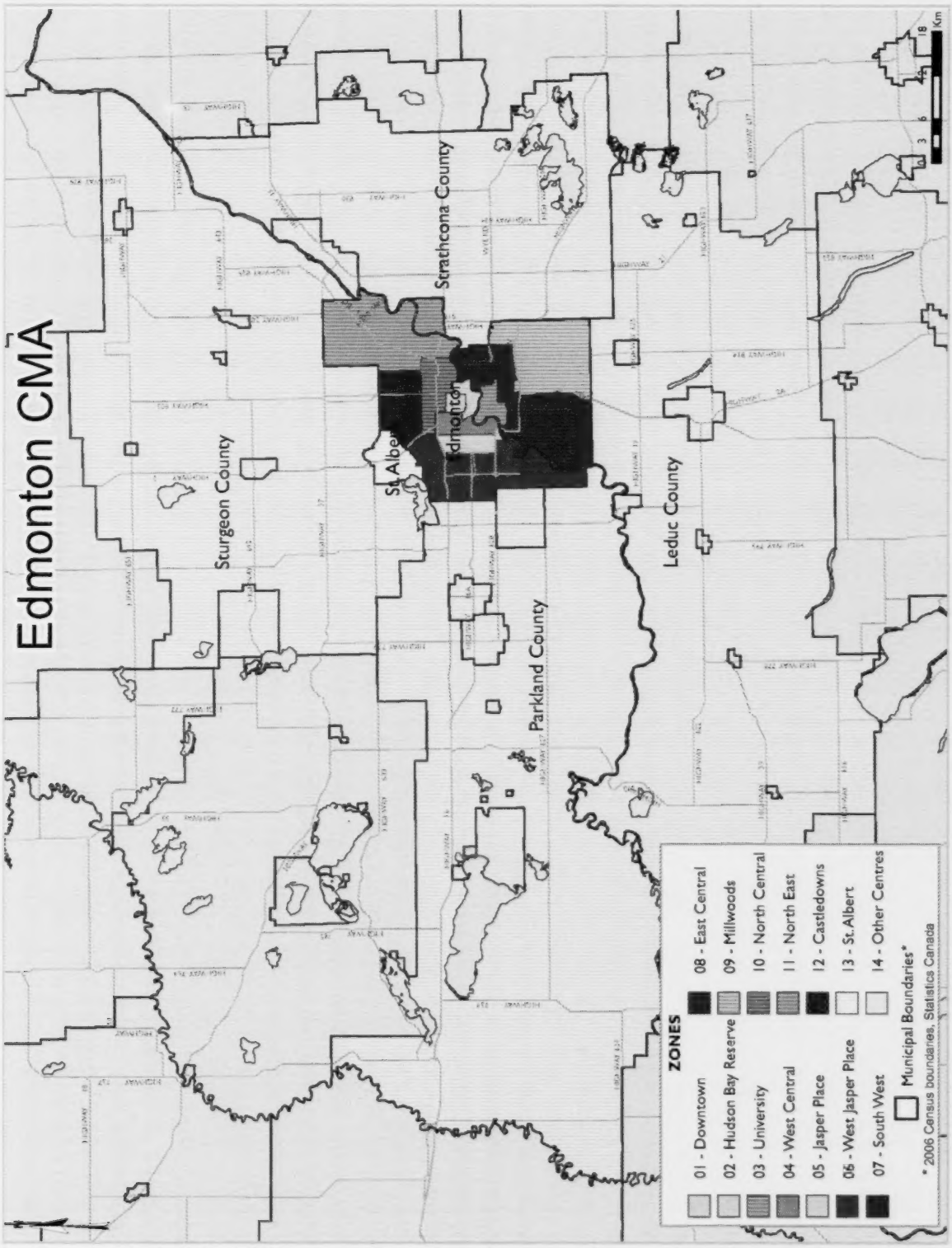
Readers should use caution when comparing these data year-to-year in the Secondary Rental Market Survey since the type of dwellings surveyed and their characteristics can vary from one year to the next. Owners of these types of dwellings can, for example, shift them in and out of the rental market. Unlike structures in the RMS, which are purpose built for rental, structures in the secondary rental market can be a rental structure one year and an owner-occupied structure the next.

The overall average rent in the secondary market this October was $1,078, representing a $153 per month increase from the $925 average rent reported in October 2007. For semi-detached, row and duplex units the average rent was $1,023, up by $128 per month year-over-year. A single-detached house rented for an average of $1,190 in this year's survey, for a gain of $203 from the $987 monthly rent reported in October 2007. Due to the small sample size there were no average rent statistics available for accessory suites.

RENTAL AFFORDABILITY INDICATOR

According to CMHC's rental affordability indicator, affordability in Edmonton's rental market remained stable this year following a decline in 2007. The rental affordability indicator in Edmonton stands at 116* for 2008, unchanged from the previous year. The increase in costs of renting a median priced two-bedroom apartment was largely matched by the rate of growth for the estimated median income of renter households this year. In 2007, the indicator fell to 116 from 127 in 2006 due to strong rent increases that outpaced renter income growth.

* Please refer to the methodology section for detailed information on the indicator.


Edmonton CMA
Strathcona County
Sturgeon County
St. Albert
Edmonton
Parkland County
Leduc County
Km
ZONES
01 - Downtown
02 - Hudson Bay Reserve
03 - University
04 - West Central
05 - Jasper Place
06 - West Jasper Place
07 - South West
08 - East Central
09 - Millwoods
10 - North Central
11 - North East
12 - Castledowns
13 - St. Albert
14 - Other Centres
Municipal Boundaries*
* 2006 Census boundaries, Statistics Canada

RMS ZONE DESCRIPTIONS - EDMONTON CMA	
Zone 1	**Downtown** - Census tracts: 0030.00, 0031.00, 0032.01-0032.02, 0033.00, 0034.00, 0044.00, 0045.00
Zone 2	**Hudson Bay Reserve** - Census tracts: 0046.00, 0047.00, 0054.00
Zone 3	**University** - Census tracts: 0010.00, 0011.00, 0013.00, 0014.00, 0021.00, 0022.00, 0023.00
Zone 4	**West Central** - Census tracts: 0009.00, 0024.01-0024.02, 0029.00, 0048.00, 0049.00, 0052.01-0052.02, 0053.00, 0063.00, 0064.01-0064.02
Zones 1-4	**Edmonton Core**
Zone 5	**Jasper Place** - Census tracts: 0007.01, 0008.01-0008.02, 0025.00, 0026.01-0026.02, 0027.00, 0028.00, 0050.00, 0051.01, 0051.02
Zone 6	**West Jasper Place** - Census tracts: 0006.01, 0006.03-0006.06, 0006.08-0006.09, 0006.11, 0006.13-0006.18, 0007.02, 0079.01-0079.02
Zones 5-6	**West**
Zone 7	**South West** - Census tracts: 0001.02, 0001.03-0001.07, 0002.01-0002.05, 0003.00, 0004.01-0004.02, 0005.01-0005.02, 0005.04-0005.05, 0005.07-0005.08, 0012.01-0012.02, 0104.08-104.09
Zone 8	**East Central** - Census tracts: 0015.01-0015.02, 0016.01-0016.02, 0017.00, 0018.00, 0019.01-0019.02, 0020.00, 0035.00, 0036.00, 0037.00, 0038.00, 0039.00, 0040.00, 0041.00
Zone 9	**Millwoods** - Census tracts: 0001.01, 0090.01-0090.09, 0090.11-0090.13, 0090.15-0090.22, 0104.10-0104.11
Zone 7-9	**South**
Zone 10	**North Central** - Census tracts: 0043.00, 0055.00, 0056.00, 0057.00, 0059.00, 0060.01-0060.02, 0061.00, 0062.00, 0065.01-0065.03, 0066.01-0066.02, 0067.01-0067.02, 0068.01-0068.02, 0069.00, 0070.00, 0071.00, 0072.00, 0073.00, 0074.00
Zone 11	**North East** - Census tracts: 0042.01-0042.02, 0058.00, 0075.01-0075.10, 0140.05-0140.06
Zone 12	**Castledowns** - Census tracts: 0076.01-0076.02, 0077.01-0077.02, 0078.01-0078.03, 0078.05-0078.09, 0078.11-0078.13, 0121.05
Zones 10-12	**North**
Zones 1-12	**City of Edmonton**
Zone 13	**St. Albert** - Census tracts: 0120.01-0120.03, 0120.05-0120.06, 0121.02-0121.04, 0121.06, 0140.03
Zone 14	**Other Centres** - Census tracts: 0100.00, 0101.01-0101.02, 0102.00, 0103.00, 0104.02, 0104.05, 0104.12-0104.14, 0105.01, 0105.03-0105.04, 0106.00, 0110.01-0110.02, 0111.00, 0140.04, 0141.00, 0142.01-0142.04, 0150.00, 0151.00, 0152.00, 0153.00, 0154.00, 0155.00, 0156.00, 0157.00, 0160.01-0160.02, 0161.00, 0162.01-0162.02, 0163.03-0163.04, 0164.00, 0165.01 0165.02, 0166.00, 0200.00
Zones 1-14	**Edmonton CMA**

CONDOMINIUM SUB AREA DESCRIPTIONS - EDMONTON CMA	
Sub Area 1	**Central** includes RMS Zone 1 (Downtown); Zone 2 (Hudson Bay Reserve); Zone 3 (University); Zone 4 (West Central); Zone 5 (Jasper Place); and Zone 10 (North Central).
Sub Area 2	**Suburban** includes RMS Zone 6 (West Jasper Place); Zone 7 (South West); Zone 8 (East Central); Zone 9 (Millwoods); Zone 11 (North East); and Zone 12 (Castledowns).
Sub Area 3	**Other Metro** includes RMS Zone 13 (St. Albert); and Zone 14 (Other Centres).
Sub Areas 1-3	**Edmonton CMA**

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent

Available in the Quebec, Montreal, Ottawa, Toronto, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

Rental Condominium Apartment Data *

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($)
4.1.3 Rental Condominium Apartments - Average Rents ($)
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1	4.4 c	1.4 a	1.3 a	1.8 a	0.2 a	2.0 a	1.4 a	2.1 b	1.4 a	1.8 a
Zone 2	1.4 a	4.1 d	1.3 a	3.4 b	1.3 a	3.5 c	0.0 c	**	1.3 a	3.5 b
Zone 3	**	0.6 a	0.3 a	1.0 a	0.3 a	1.7 c	0.0 c	**	0.4 a	1.4 a
Zone 4	0.3 b	5.4 d	2.0 a	2.5 b	1.9 b	3.0 b	**	0.0 d	1.8 a	2.9 b
Edmonton Core (Zones 1-4)	2.8 c	1.9 a	1.2 a	2.0 a	0.7 a	2.3 a	0.9 a	5.0 d	1.2 a	2.1 a
Zone 5	0.6 b	**	1.2 a	2.3 a	1.3 a	3.7 b	4.0 d	4.0 c	1.4 a	3.0 a
Zone 6	3.4 b	5.8 b	5.3 a	2.7 a	3.1 b	2.7 a	4.6 b	2.1 b	4.1 a	2.8 a
West (Zones 5-6)	2.1 b	4.4 c	2.6 a	2.5 a	2.3 a	3.2 b	4.4 b	3.0 c	2.6 a	2.9 a
Zone 7	0.5 a	1.5 a	1.1 a	1.4 a	1.1 a	2.0 a	0.4 a	1.1 a	1.0 a	1.7 a
Zone 8	2.4 c	4.5 c	1.8 a	2.0 a	1.2 a	2.4 a	0.0 b	0.0 a	1.5 a	2.2 a
Zone 9	0.0 a	0.0 c	0.7 a	2.5 a	1.8 a	1.6 a	2.7 a	1.2 d	1.4 a	1.9 a
South (Zones 7-9)	0.9 a	2.2 b	1.2 a	1.7 a	1.2 a	2.0 a	0.8 a	1.0 a	1.2 a	1.8 a
Zone 10	1.6 c	**	2.1 c	3.4 c	2.2 c	3.3 d	**	**	2.1 b	3.4 c
Zone 11	6.0 a	8.0 a	2.0 a	3.1 a	1.2 a	3.5 a	2.0 a	6.4 a	1.6 a	3.7 a
Zone 12	0.0 a	2.0 a	3.6 a	2.0 a	2.8 a	3.5 b	2.2 a	2.8 a	3.0 a	2.9 a
North (Zones 10-12)	1.9 c	3.7 d	2.3 a	3.1 b	2.0 a	3.5 a	1.9 b	4.2 b	2.1 a	3.4 a
Edmonton City (Zones 1-12)	2.5 b	2.4 a	1.5 a	2.2 a	1.4 a	2.6 a	2.0 a	3.3 b	1.6 a	2.4 a
Zone 13	n/u	n/u	1.0 a	1.3 a	0.7 a	2.3 a	5.8 a	10.1 a	1.6 a	3.7 a
Zone 14	2.7 a	1.4 a	0.4 a	2.2 a	0.5 a	1.8 a	5.4 a	4.1 a	0.7 a	2.0 a
Edmonton CMA	**2.5 b**	**2.4 a**	**1.5 a**	**2.2 a**	**1.3 a**	**2.5 a**	**2.4 a**	**3.7 b**	**1.5 a**	**2.4 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1	697 a	730 a	832 a	884 a	1,048 a	1,136 a	1,121 b	1,295 a	880 a	943 a
Zone 2	583 b	615 a	673 a	734 a	820 a	925 a	1,016 c	1,151 a	714 a	784 a
Zone 3	673 b	792 b	800 a	906 a	1,016 a	1,186 a	925 b	1,171 b	854 a	981 a
Zone 4	585 a	629 a	743 a	784 a	933 a	943 a	1,055 b	1,137 b	794 a	832 a
Edmonton Core (Zones 1-4)	668 a	722 a	784 a	854 a	987 a	1,089 a	1,050 b	1,209 a	835 a	915 a
Zone 5	558 a	632 a	722 a	810 a	907 a	971 a	1,068 a	1,143 a	808 a	893 a
Zone 6	762 a	767 a	892 a	918 a	1,010 a	1,081 a	1,204 a	1,278 a	983 a	1,022 a
West (Zones 5-6)	653 b	715 a	784 a	851 a	965 a	1,027 a	1,148 a	1,216 a	891 a	953 a
Zone 7	720 a	747 a	888 a	911 a	1,028 a	1,072 a	1,190 a	1,205 a	979 a	1,012 a
Zone 8	598 b	683 a	714 a	787 a	827 a	930 a	910 b	1,022 b	770 a	858 a
Zone 9	666 a	744 a	853 a	881 a	988 a	1,052 a	1,089 a	1,247 a	939 a	990 a
South (Zones 7-9)	687 a	728 a	846 a	880 a	989 a	1,044 a	1,148 a	1,197 a	936 a	981 a
Zone 10	539 a	598 b	642 a	725 a	745 a	836 a	851 b	1,044 a	676 a	770 a
Zone 11	619 a	688 a	847 a	844 a	943 a	1,009 a	964 a	1,128 a	901 a	956 a
Zone 12	611 a	702 a	789 a	889 a	887 a	1,017 a	947 a	1,142 a	854 a	978 a
North (Zones 10-12)	559 a	616 a	730 a	794 a	869 a	958 a	924 a	1,103 a	797 a	883 a
Edmonton City (Zones 1-12)	659 a	707 a	785 a	848 a	960 a	1,038 a	1,064 a	1,175 a	857 a	929 a
Zone 13	n/u	n/u	736 a	845 a	900 a	1,028 a	1,028 a	1,158 a	881 a	1,008 a
Zone 14	635 a	700 a	759 a	816 a	946 a	993 a	1,018 a	1,085 a	885 a	937 a
Edmonton CMA	**658 a**	**707 a**	**784 a**	**847 a**	**958 a**	**1,034 a**	**1,060 a**	**1,170 a**	**859 a**	**930 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

1.1.3 Number of Private Apartment Units Vacant and Universe in October 2008 by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor			1 Bedroom			2 Bedroom			3 Bedroom +			Total		
	Vacant		Total	Vacant		Total	Vacant		Total	Vacant		Total	Vacant		Total
Zone 1	22	a	1,619	124	a	6,741	68	a	3,404	4	b	207	218	a	11,971
Zone 2	17	d	409	91	b	2,676	41	c	1,185	**		89	151	b	4,359
Zone 3	5	a	772	35	a	3,581	28	c	1,603	**		177	87	a	6,132
Zone 4	16	d	294	43	b	1,717	34	b	1,122	0	d	38	92	b	3,170
Edmonton Core (Zones 1-4)	59	a	3,094	293	a	14,714	171	a	7,314	25	d	510	548	a	25,632
Zone 5	**		145	49	a	2,119	62	b	1,663	12	c	302	126	a	4,229
Zone 6	13	b	230	34	a	1,259	47	a	1,744	7	b	348	102	a	3,581
West (Zones 5-6)	16	c	375	83	a	3,378	108	b	3,407	20	c	650	227	a	7,810
Zone 7	3	a	210	37	a	2,696	83	a	4,076	5	a	476	129	a	7,458
Zone 8	5	c	101	19	a	947	23	a	963	0	a	73	47	a	2,084
Zone 9	0	c	38	18	a	720	18	a	1,079	1	d	92	37	a	1,929
South (Zones 7-9)	8	b	349	74	a	4,363	124	a	6,118	6	a	641	212	a	11,471
Zone 10	**		505	79	c	2,305	49	d	1,482	**		245	152	c	4,536
Zone 11	4	a	50	40	a	1,272	67	a	1,899	21	a	326	132	a	3,547
Zone 12	1	a	54	15	a	775	45	b	1,301	7	a	233	68	a	2,362
North (Zones 10-12)	22	d	608	135	b	4,352	162	a	4,682	34	b	803	353	a	10,445
Edmonton City (Zones 1-12)	106	a	4,426	584	a	26,807	564	a	21,521	86	b	2,604	1,340	a	55,358
Zone 13	n/u		n/u	2	a	157	8	a	354	14	a	138	24	a	649
Zone 14	1	a	70	22	a	1,018	39	a	2,130	6	a	148	68	a	3,366
Edmonton CMA	**107**	**a**	**4,496**	**608**	**a**	**27,982**	**611**	**a**	**24,005**	**106**	**b**	**2,890**	**1,432**	**a**	**59,373**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1	5.3 c	2.8 a	2.0 a	2.4 a	1.1 a	3.0 a	4.5 c	3.9 c	2.2 a	2.6 a
Zone 2	1.4 a	6.7 c	2.5 a	4.2 b	2.4 b	4.0 b	**	**	2.4 a	4.4 b
Zone 3	1.6 c	1.0 a	0.7 a	1.7 b	0.6 a	2.1 c	0.0 c	**	0.7 a	2.0 b
Zone 4	1.3 a	5.4 d	3.4 b	4.0 b	2.9 a	4.5 b	5.2 d	0.0 d	3.0 b	4.3 b
Edmonton Core (Zones 1-4)	3.6 c	3.1 b	1.9 a	2.7 a	1.5 a	3.2 a	3.5 d	5.7 d	2.0 a	3.0 a
Zone 5	0.6 b	**	1.8 a	3.1 b	2.0 a	5.0 b	4.8 c	5.1 c	2.0 a	3.9 b
Zone 6	4.0 b	7.1 b	7.3 a	6.9 a	6.5 a	4.3 b	7.8 b	6.9 b	6.8 a	5.7 a
West (Zones 5-6)	2.4 b	5.2 c	3.8 a	4.5 a	4.4 a	4.7 a	6.6 b	6.0 b	4.2 a	4.7 a
Zone 7	1.0 a	2.0 b	2.5 a	2.1 a	1.9 a	3.1 a	0.4 a	1.8 a	2.0 a	2.6 a
Zone 8	**	4.5 c	2.5 a	2.4 a	1.7 a	2.9 a	0.0 b	0.0 a	2.1 a	2.7 a
Zone 9	2.6 a	0.0 c	1.4 a	2.9 a	2.4 a	2.4 a	5.4 a	3.5 d	2.2 a	2.6 a
South (Zones 7-9)	1.9 b	2.5 a	2.3 a	2.3 a	2.0 a	2.9 a	1.2 a	1.8 a	2.0 a	2.6 a
Zone 10	1.6 c	**	2.2 b	3.6 c	2.4 c	3.5 c	**	**	2.2 b	3.5 c
Zone 11	8.0 a	8.0 a	2.6 a	3.5 a	1.4 a	4.0 a	2.0 a	7.1 a	2.0 a	4.1 a
Zone 12	0.0 a	4.1 a	4.8 a	3.4 b	3.8 a	5.6 b	3.5 a	4.7 b	4.0 a	4.8 a
North (Zones 10-12)	2.1 c	3.9 d	2.8 a	3.5 b	2.3 a	4.3 a	2.4 a	5.0 b	2.5 a	4.0 a
Edmonton City (Zones 1-12)	3.2 c	3.3 b	2.4 a	3.0 a	2.3 a	3.6 a	3.3 a	4.6 a	2.4 a	3.3 a
Zone 13	n/u	n/u	1.4 a	1.9 a	1.3 a	4.2 a	6.5 a	13.0 a	2.1 a	5.5 a
Zone 14	4.0 a	1.4 a	1.1 a	2.8 a	1.5 a	3.2 a	6.8 a	4.7 a	1.7 a	3.1 a
Edmonton CMA	**3.2 c**	**3.3 b**	**2.3 a**	**3.0 a**	**2.2 a**	**3.6 a**	**3.6 a**	**5.0 a**	**2.4 a**	**3.3 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Edmonton CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08
Zone 1	16.3 a	5.5 b	16.2 a	6.7 b	16.4 a	8.4 b	19.0 a	8.0 b	16.1 a	7.1 b
Zone 2	29.6 d	**	21.7 a	14.8 c	22.3 d	**	**	**	21.5 a	14.1 c
Zone 3	**	14.0 c	12.1 c	14.1 a	16.2 d	14.8 c	**	**	14.1 c	13.6 c
Zone 4	**	8.6 c	23.0 a	**	23.9 a	**	**	**	23.6 a	3.8 d
Edmonton Core (Zones 1-4)	17.0 a	9.1 b	17.0 a	9.5 a	18.2 a	10.3 a	18.6 a	9.6 c	17.4 a	9.4 a
Zone 5	**	12.0 d	16.7 a	10.3 c	15.9 d	11.7 c	13.9 d	9.7 c	16.6 d	10.8 c
Zone 6	**	10.5 c	20.3 a	4.0 b	22.9 a	6.1 b	24.5 a	5.2 d	21.6 a	5.7 a
West (Zones 5-6)	18.8 d	11.2 c	18.2 a	7.7 b	19.2 a	9.0 b	19.0 a	7.4 c	18.8 a	8.5 b
Zone 7	12.2 a	4.2 c	18.5 a	3.7 c	20.4 a	4.6 b	15.6 a	4.2 c	19.6 a	4.0 b
Zone 8	16.9 d	**	17.5 a	11.5 a	16.5 a	12.1 a	**	**	16.7 a	12.4 a
Zone 9	**	12.9 c	22.8 a	4.4 d	20.8 a	6.7 b	17.9 a	**	21.2 a	6.2 b
South (Zones 7-9)	13.1 a	5.9 b	19.1 a	5.2 b	19.9 a	6.1 a	16.0 a	5.3 c	19.4 a	5.8 a
Zone 10	**	**	15.3 d	13.8 c	**	11.8 d	13.3 d	**	14.9 c	13.8 c
Zone 11	24.0 d	6.9 a	15.4 d	7.3 a	14.7 a	8.3 a	11.9 c	15.9 a	15.2 a	8.5 a
Zone 12	16.1 a	18.9 d	24.5 a	13.5 c	24.6 a	13.5 a	16.6 a	20.9 a	23.6 a	14.0 a
North (Zones 10-12)	18.4 d	12.7 d	17.5 a	11.4 c	17.5 a	10.9 a	13.7 a	17.9 a	17.0 a	11.8 a
Edmonton City (Zones 1-12)	16.8 a	9.2 a	17.7 a	8.7 a	18.6 a	9.3 a	16.9 a	10.1 a	18.0 a	9.0 a
Zone 13	n/u	n/u	16.0 a	13.7 a	16.0 a	14.9 a	22.3 a	15.9 a	17.1 a	13.2 a
Zone 14	25.1 a	7.1 a	20.1 a	7.8 a	21.6 a	6.9 a	19.2 a	11.3 a	21.2 a	7.0 a
Edmonton CMA	**17.0 a**	**9.2 a**	**17.8 a**	**8.7 a**	**18.8 a**	**9.2 a**	**17.1 a**	**10.3 a**	**18.1 a**	**8.9 a**

[1]The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Edmonton CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Edmonton CMA										
Pre 1960	**	2.2 c	2.8 c	2.9 b	2.5 b	2.1 a	0.0 c	0.0 c	2.6 b	2.4 a
1960 - 1974	1.5 b	2.6 a	1.3 a	2.2 a	1.1 a	2.7 a	1.9 a	3.8 b	1.3 a	2.5 a
1975 - 1989	2.7 b	2.1 a	1.9 a	2.1 a	1.6 a	2.8 a	3.1 a	3.7 b	1.9 a	2.5 a
1990+	**	0.5 a	0.9 a	2.0 a	0.2 a	1.4 a	0.0 a	0.0 a	1.1 a	1.5 a
Total	2.5 b	2.4 a	1.5 a	2.2 a	1.3 a	2.5 a	2.4 a	3.7 b	1.5 a	2.4 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Edmonton CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Edmonton CMA										
Pre 1960	426 b	516 b	715 a	761 a	921 a	970 a	1,056 a	1,235 a	812 a	856 a
1960 - 1974	638 a	692 a	757 a	833 a	918 a	1,004 a	1,023 a	1,143 a	815 a	897 a
1975 - 1989	699 a	728 a	809 a	864 a	954 a	1,041 a	1,107 a	1,202 a	882 a	955 a
1990+	812 a	918 a	973 a	995 a	1,132 a	1,154 a	828 a	909 b	1,069 a	1,095 a
Total	658 a	707 a	784 a	847 a	958 a	1,034 a	1,060 a	1,170 a	859 a	930 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Edmonton CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Edmonton CMA										
3 to 5 Units	0.0 a	6.2 a	5.8 b	4.2 c	1.0 a	1.0 a	5.0 a	1.4 a	3.8 a	2.6 a
6 to 19 Units	0.7 b	2.3 c	1.0 a	2.6 a	1.3 a	2.9 a	3.3 c	4.8 c	1.2 a	2.8 a
20 to 49 Units	2.1 a	4.9 b	1.8 a	2.3 a	1.6 a	2.7 a	1.7 a	2.6 a	1.7 a	2.7 a
50 to 99 Units	2.3 a	1.1 a	1.5 a	1.8 a	0.9 a	2.2 a	1.2 a	2.3 a	1.3 a	2.0 a
100+ Units	4.3 c	0.6 a	1.5 a	1.5 a	0.9 a	2.1 a	3.4 a	6.4 a	1.7 a	1.8 a
Total	2.5 b	2.4 a	1.5 a	2.2 a	1.3 a	2.5 a	2.4 a	3.7 b	1.5 a	2.4 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Edmonton CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Edmonton CMA										
3 to 5 Units	400 b	425 a	568 a	620 a	731 b	792 b	850 a	886 b	687 a	709 a
6 to 19 Units	519 a	592 a	659 a	740 a	821 a	910 a	977 a	1,129 a	724 a	820 a
20 to 49 Units	600 a	650 a	745 a	815 a	919 a	997 a	1,076 a	1,162 a	831 a	900 a
50 to 99 Units	720 a	763 a	858 a	911 a	999 a	1,057 a	1,085 a	1,203 a	927 a	984 a
100+ Units	770 a	818 a	965 a	1,006 a	1,157 a	1,231 a	1,225 a	1,313 a	1,019 a	1,080 a
Total	658 a	707 a	784 a	847 a	958 a	1,034 a	1,060 a	1,170 a	859 a	930 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Edmonton CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1	0.0 a	4.3 a	1.3 d	2.2 c	1.5 a	2.1 a	1.3 a	1.8 a	1.5 a	1.6 a
Zone 2	**	**	0.5 b	2.7 c	1.9 a	4.0 a	**	**	n/u	n/u
Zone 3	0.0 a	3.3 a	0.1 b	**	0.8 a	1.7 b	0.2 a	1.2 a	0.5 a	0.8 a
Zone 4	5.0 a	**	1.5 a	3.1 d	2.0 a	3.5 b	n/u	n/u	**	**
Edmonton Core (Zones 1-4)	1.9 a	2.0 c	0.7 a	2.3 b	1.6 a	2.9 a	1.0 a	1.8 a	1.3 a	1.3 a
Zone 5	0.0 a	0.0 a	1.4 a	1.7 c	1.2 a	3.2 a	2.0 a	2.6 c	**	**
Zone 6	n/u	n/u	4.0 b	3.3 c	0.8 a	2.5 b	3.4 a	2.5 a	8.0 a	3.0 a
West (Zones 5-6)	0.0 a	0.0 a	2.5 b	2.4 b	1.1 a	3.0 a	3.1 a	2.5 a	6.0 a	4.4 a
Zone 7	**	**	2.1 a	1.4 a	1.1 a	1.8 a	0.8 a	2.1 a	0.9 a	1.2 a
Zone 8	1.2 a	1.1 a	0.7 a	3.9 c	2.0 a	1.0 a	2.4 a	0.7 a	**	**
Zone 9	**	n/s	3.2 a	2.4 b	1.7 a	2.7 a	0.3 a	0.8 a	**	**
South (Zones 7-9)	1.0 a	1.0 a	1.6 a	3.0 b	1.4 a	1.8 a	0.8 a	1.7 a	0.9 a	1.2 a
Zone 10	7.7 a	8.3 a	1.1 d	2.8 c	3.8 a	3.8 b	1.4 a	5.5 a	n/s	n/u
Zone 11	**	**	2.1 a	8.1 a	2.2 a	3.8 a	1.6 a	2.4 a	**	**
Zone 12	n/u	n/u	1.6 a	9.1 a	3.5 a	2.6 a	0.9 a	1.9 a	n/u	n/u
North (Zones 10-12)	7.2 a	7.7 a	1.3 a	4.1 c	3.4 a	3.3 a	1.4 a	2.7 a	**	**
Edmonton City (Zones 1-12)	2.6 a	2.6 b	1.3 a	2.8 a	1.8 a	2.7 a	1.4 a	2.1 a	1.6 a	1.6 a
Zone 13	n/u	n/u	0.0 a	0.0 a	0.2 a	0.3 a	**	n/u	**	**
Zone 14	11.1 a	2.2 a	0.4 a	2.4 a	0.9 a	2.4 a	0.0 a	0.8 a	**	**
Edmonton CMA	**3.8 a**	**2.6 a**	**1.2 a**	**2.8 a**	**1.7 a**	**2.7 a**	**1.3 a**	**2.0 a**	**1.7 a**	**1.8 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Edmonton CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Edmonton CMA										
LT $600	1.6 b	2.9 c	0.8 a	1.2 a	**	0.0 d	**	n/s	1.0 a	1.7 c
$600 - $699	2.4 c	4.3 c	1.1 a	3.6 c	0.8 a	**	**	**	1.2 a	3.6 c
$700 - $799	3.1 d	3.8 c	1.4 a	2.8 a	0.4 a	0.9 a	0.0 c	**	1.2 a	2.7 a
$800 - $899	2.1 b	1.5 a	1.8 a	2.7 a	0.5 a	2.5 a	1.8 c	1.3 a	1.3 a	2.6 a
$900 - $999	**	1.3 a	2.2 a	2.3 a	0.9 a	3.8 a	0.7 a	0.0 b	1.6 a	2.9 a
$1000+	27.7 d	2.1 c	3.5 a	1.8 a	2.4 a	2.8 a	3.9 b	5.1 b	2.8 a	2.9 a
Total	2.5 b	2.4 a	1.5 a	2.2 a	1.3 a	2.5 a	2.4 a	3.7 b	1.5 a	2.4 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1	n/u	n/u	**	**	**	**	**	**	2.5 a	1.7 a
Zone 2	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 3	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 4	**	**	0.0 a	2.6 a	0.7 b	4.3 a	0.0 c	1.5 a	0.4 b	2.9 a
Edmonton Core (Zones 1-4)	**	**	0.0 a	2.2 a	0.9 d	3.5 a	0.7 a	2.1 a	0.7 a	2.8 a
Zone 5	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 6	n/u	n/u	3.6 a	7.4 a	3.8 a	3.4 a	3.1 a	3.9 a	3.4 a	3.8 a
West (Zones 5-6)	n/u	n/u	3.6 a	7.4 a	3.7 a	3.3 a	2.5 a	3.7 a	3.0 a	3.7 a
Zone 7	n/u	n/u	**	**	0.9 a	0.3 b	0.6 a	2.0 a	0.7 a	1.5 a
Zone 8	**	**	**	**	0.4 a	2.6 a	0.9 a	1.5 a	0.8 a	1.8 a
Zone 9	n/u	n/u	7.7 a	0.0 a	3.4 a	5.5 d	0.5 a	2.9 b	1.5 a	3.8 c
South (Zones 7-9)	**	**	1.1 a	1.1 a	1.4 a	2.5 b	0.6 a	2.1 a	0.9 a	2.2 a
Zone 10	n/u	n/u	6.6 a	13.3 a	0.7 a	4.4 a	1.1 a	5.5 a	1.1 a	5.3 a
Zone 11	**	**	**	**	2.2 c	7.0 b	1.2 a	4.2 b	1.4 a	5.1 b
Zone 12	n/u	n/u	n/u	n/u	2.1 a	**	0.4 a	1.9 b	0.5 a	1.9 a
North (Zones 10-12)	**	**	5.8 a	11.6 a	1.6 b	5.6 b	1.0 a	3.9 a	1.1 a	4.5 a
Edmonton City (Zones 1-12)	2.8 a	12.9 a	1.6 a	3.3 a	1.9 a	3.7 a	1.1 a	3.2 a	1.4 a	3.4 a
Zone 13	n/u	n/u	n/u	n/u	**	**	0.0 a	0.0 a	0.0 a	0.0 a
Zone 14	**	**	0.0 a	0.0 a	0.0 a	0.6 a	0.7 a	1.7 a	0.4 a	1.2 a
Edmonton CMA	**2.7 a**	**12.5 a**	**1.4 a**	**3.0 a**	**1.6 a**	**3.3 a**	**1.1 a**	**3.0 a**	**1.2 a**	**3.1 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1	n/u	n/u	**	**	**	**	**	**	1,174 a	1,149 a
Zone 2	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 3	n/u	n/u	n/u	n/u	n/s	n/s	n/s	n/s	n/s	n/s
Zone 4	**	**	677 b	734 a	831 b	902 a	920 b	1,024 b	844 b	943 a
Edmonton Core (Zones 1-4)	**	**	711 b	795 b	895 b	932 a	991 b	1,065 b	910 a	981 a
Zone 5	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 6	n/u	n/u	1,042 a	1,130 a	1,134 a	1,211 a	1,202 a	1,274 a	1,170 a	1,246 a
West (Zones 5-6)	n/u	n/u	1,042 a	1,130 a	1,137 a	1,197 a	1,225 a	1,244 a	1,188 a	1,225 a
Zone 7	n/u	n/u	**	**	1,137 a	1,155 a	1,286 a	1,335 a	1,238 a	1,283 a
Zone 8	**	**	**	**	1,149 a	1,122 a	1,209 a	1,158 a	1,133 a	1,110 a
Zone 9	n/u	n/u	**	818 a	933 a	1,047 b	1,046 a	1,111 b	1,001 a	1,080 b
South (Zones 7-9)	**	**	770 a	911 a	1,085 a	1,114 a	1,206 a	1,244 a	1,149 a	1,186 a
Zone 10	n/u	n/u	**	683 c	948 b	930 a	1,051 b	1,071 a	1,012 b	1,018 a
Zone 11	**	**	**	**	1,016 a	1,098 a	1,082 a	1,148 a	1,064 a	1,133 a
Zone 12	n/u	n/u	n/u	n/u	1,125 a	**	1,127 a	1,262 a	1,127 a	1,282 a
North (Zones 10-12)	**	**	527 c	663 c	995 a	1,054 a	1,086 a	1,158 a	1,063 a	1,130 a
Edmonton City (Zones 1-12)	**	**	787 a	897 a	1,047 a	1,089 a	1,147 a	1,196 a	1,105 a	1,153 a
Zone 13	n/u	n/u	n/u	n/u	**	**	1,060 a	1,156 a	1,032 a	1,133 a
Zone 14	**	**	560 a	646 a	862 a	913 a	968 a	1,051 a	920 a	998 a
Edmonton CMA	**811 a**	**853 a**	**768 a**	**869 a**	**1,022 a**	**1,070 a**	**1,128 a**	**1,180 a**	**1,084 a**	**1,137 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2008 by Zone and Bedroom Type
Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1	n/u	n/u	**	**	**	**	**	**	2 a	117
Zone 2	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 3	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 4	**	**	1 a	38	12 a	283	4 a	272	17 a	595
Edmonton Core (Zones 1-4)	**	**	1 a	45	12 a	349	7 a	332	20 a	728
Zone 5	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 6	n/u	n/u	2 a	27	16 a	474	27 a	702	46 a	1,203
West (Zones 5-6)	n/u	n/u	2 a	27	17 a	519	32 a	863	52 a	1,409
Zone 7	n/u	n/u	**	**	1 b	330	18 a	874	19 a	1,214
Zone 8	**	**	**	**	6 a	235	5 a	337	12 a	662
Zone 9	n/u	n/u	0 a	17	13 d	230	12 b	402	24 c	649
South (Zones 7-9)	**	**	1 a	94	20 b	795	34 a	1,613	55 a	2,525
Zone 10	n/u	n/u	2 a	15	12 a	270	29 a	528	43 a	813
Zone 11	**	**	**	**	22 b	319	43 b	1,021	70 b	1,352
Zone 12	n/u	n/u	n/u	n/u	**	**	10 b	521	11 a	560
North (Zones 10-12)	**	**	2 a	17	35 b	628	82 a	2,070	123 a	2,725
Edmonton City (Zones 1-12)	5 a	35	6 a	183	85 a	2,291	155 a	4,877	250 a	7,387
Zone 13	n/u	n/u	n/u	n/u	**	**	0 a	75	0 a	82
Zone 14	**	**	0 a	19	2 a	322	9 a	543	11 a	885
Edmonton CMA	**5 a**	**36**	**6 a**	**202**	**87 a**	**2,620**	**164 a**	**5,495**	**261 a**	**8,354**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type
Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1	n/u	n/u	**	**	**	**	**	**	4.2 b	2.6 a
Zone 2	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 3	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 4	**	**	5.2 a	2.6 a	0.7 b	4.3 a	0.6 b	1.5 a	**	2.9 a
Edmonton Core (Zones 1-4)	**	**	4.6 a	4.4 a	1.4 a	3.5 a	**	2.1 a	1.5 c	2.9 a
Zone 5	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 6	n/u	n/u	3.6 a	11.1 a	6.0 a	6.4 a	7.0 a	4.9 a	6.5 a	5.7 a
West (Zones 5-6)	n/u	n/u	3.6 a	11.1 a	5.8 a	6.1 a	5.7 a	4.6 a	5.7 a	5.3 a
Zone 7	n/u	n/u	**	**	0.9 a	0.3 b	0.7 a	3.0 a	0.7 a	2.2 a
Zone 8	**	**	**	**	0.4 a	3.4 a	0.9 a	1.5 a	1.4 a	2.4 a
Zone 9	n/u	n/u	7.7 a	0.0 a	4.3 a	6.6 c	1.4 a	2.9 b	2.4 a	4.1 c
South (Zones 7-9)	**	**	5.6 a	1.1 a	1.6 a	3.1 c	0.9 a	2.6 a	1.3 a	2.8 a
Zone 10	n/u	n/u	6.6 a	13.3 a	0.7 a	4.4 a	1.9 a	5.5 a	1.6 a	5.3 a
Zone 11	**	**	**	**	3.0 c	7.0 b	1.5 b	5.3 b	1.8 b	6.0 b
Zone 12	n/u	n/u	n/u	n/u	2.1 a	**	1.3 a	2.5 a	1.3 a	2.5 a
North (Zones 10-12)	**	**	5.8 a	11.6 a	1.9 b	5.6 b	1.5 a	4.6 a	1.7 a	5.1 a
Edmonton City (Zones 1-12)	2.8 a	18.6 a	5.0 a	4.4 a	2.6 a	4.5 a	2.1 a	3.8 a	2.3 a	4.1 a
Zone 13	n/u	n/u	n/u	n/u	**	**	0.0 a	1.3 a	0.0 a	1.2 a
Zone 14	**	**	0.0 a	0.0 a	0.6 a	0.9 a	1.1 a	2.6 a	0.9 a	1.9 a
Edmonton CMA	**2.7 a**	**18.0 a**	**4.6 a**	**4.0 a**	**2.3 a**	**4.1 a**	**1.9 a**	**3.6 a**	**2.1 a**	**3.8 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Edmonton CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08
Zone 1	n/u	n/u	**	**	**	**	**	**	**	-2.0 a
Zone 2	n/u	n/u	n/u	n/u	n/u	n/u	n/u	**	n/u	**
Zone 3	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 4	**	**	**	**	**	**	**	**	**	**
Edmonton Core (Zones 1-4)	**	**	**	**	**	**	**	**	**	**
Zone 5	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 6	n/u	n/u	25.1 a	-3.8 a	23.0 a	5.4 a	18.5 a	7.2 a	19.5 a	6.8 a
West (Zones 5-6)	n/u	n/u	25.1 a	-3.8 a	24.2 a	1.6 c	21.3 a	2.5 c	21.7 a	2.6 b
Zone 7	n/u	n/u	**	**	37.0 a	++	36.6 a	4.5 c	35.2 a	**
Zone 8	**	**	**	**	**	**	33.3 a	**	30.0 a	**
Zone 9	n/u	n/u	**	18.8 a	**	**	**	**	**	**
South (Zones 7-9)	**	**	**	19.8 a	31.1 a	++	31.3 a	**	30.1 a	4.2 d
Zone 10	n/u	n/u	**	**	**	**	24.3 d	++	23.9 d	++
Zone 11	**	**	**	**	23.3 d	++	23.4 d	5.5 d	22.9 d	5.9 d
Zone 12	n/u	n/u	n/u	n/u	22.9 a	**	25.5 a	12.7 d	26.0 a	13.5 d
North (Zones 10-12)	**	**	**	**	21.5 a	++	24.1 a	**	23.9 a	5.2 d
Edmonton City (Zones 1-12)	**	**	19.4 a	6.9 c	24.3 a	**	25.2 a	4.1 d	24.4 a	4.5 c
Zone 13	n/u	n/u	n/u	n/u	**	**	14.1 a	11.7 a	13.8 a	11.8 a
Zone 14	**	**	++	20.6 a	19.8 a	10.7 d	21.9 a	10.8 c	19.4 a	11.2 c
Edmonton CMA	**	**	**18.6 a**	**7.5 c**	**23.7 a**	**3.0 c**	**24.9 a**	**4.7 d**	**23.9 a**	**5.1 c**

[1]The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Vacancy Rates (%)
Edmonton CMA - October 2008

Condo Sub Area	Rental Condominium Apartments				Apartments in the RMS[1]			
	Oct-07		Oct-08		Oct-07		Oct-08	
Central	1.4	a	4.5	d	1.3	a	2.4	a
Suburban	1.7	c	4.5	c	1.9	a	2.5	a
Other Metro	**		1.9	c	0.9	a	2.3	a
Edmonton CMA	**1.5**	**a**	**4.3**	**c**	**1.5**	**a**	**2.4**	**a**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1]
Average Rents ($) by Bedroom Type
Edmonton CMA - October 2008

Condo Sub Area	Bachelor				1 Bedroom				2 Bedroom				3 Bedroom +			
	Rental Condo Apts.		Apts. in the RMS[1]		Rental Condo Apts.		Apts. in the RMS[1]		Rental Condo Apts.		Apts. in the RMS[1]		Rental Condo Apts.		Apts. in the RMS[1]	
Central	**		701	a	890	b	834	a	1,152	c	1,034	a	1,297	c	1,153	a
Suburban	n/u		737	a	**		881	a	**		1,041	a	**		1,193	a
Other Metro	n/u		700	a	**		820	a	**		998	a	n/u		1,120	a
Edmonton CMA	**		**707**	**a**	**880**	**b**	**847**	**a**	**1,099**	**b**	**1,034**	**a**	**1,295**	**b**	**1,170**	**a**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \le cv \le 2.5$), b – Very good ($2.5 < cv \le 5$), c – Good ($5 < cv \le 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \le 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

4.1.3 Rental Condominium Apartments - Average Rents ($)
by Bedroom Type
Edmonton CMA - October 2008

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Central	**	**	860 a	890 b	1,091 b	1,152 c	**	1,297 c	969 b	1,041 b
Suburban	n/u	n/u	**	**	967 c	**	n/u	**	**	1,029 d
Other Metro	n/u	n/u	**	**	1,012 c	**	n/u	n/u	1,114 d	**
Edmonton CMA	**	**	849 b	880 b	1,052 b	1,099 b	**	1,295 b	953 b	1,028 b

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Total Vacancy Rates (%)
By Building Size
Edmonton CMA - October 2008

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-07	Oct-08	Oct-07	Oct-08
Edmonton CMA				
3 to 9 Units	**	**	1.3 a	3.1 c
10 to 19 Units	**	3.1 d	1.2 a	2.7 a
20 to 49 Units	2.2 c	6.4 c	1.7 a	2.7 a
50 to 99 Units	0.9 a	**	1.3 a	2.0 a
100+ Units	1.5 c	2.3 b	1.7 a	1.8 a
Total	1.5 a	4.3 c	1.5 a	2.4 a

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments
Edmonton CMA - October 2008

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Central	16,667	17,964	4,237 d	4,518 a	25.4 d	25.1 a	1.4 a	4.5 d
Suburban	9,593	12,014	**	2,640 a	**	22.0 a	1.7 c	4.5 c
Other Metro	1,844	2,720	183 c	**	9.9 c	**	**	1.9 c
Edmonton CMA	**28,104**	**32,698**	**6,888 d**	**7,616 a**	**24.5 d**	**23.3 a**	**1.5 a**	**4.3 c**

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments By Building Size
Edmonton CMA - October 2008

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Edmonton CMA								
3 to 9 Units	138	181	**	**	**	**	**	**
10 to 19 Units	1,207	1,341	**	376 d	**	28.1 d	**	3.1 d
20 to 49 Units	5,876	6,920	1,115 d	1,329 a	19.0 d	19.2 a	2.2 c	6.4 c
50 to 99 Units	9,351	9,428	1,919 d	2,109 a	20.5 d	22.4 a	0.9 a	**
100+ Units	11,532	14,828	**	3,734 a	**	25.2 a	1.5 c	2.3 b
Total	28,104	32,698	6,888 d	7,616 a	24.5 d	23.3 a	1.5 a	4.3 c

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Edmonton CMA - October 2008

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Edmonton CMA										
Single Detached	n/s	n/s	**	**	742 b	856 d	1,138 b	1,325 b	987 b	1,190 b
Semi detached, Row and Dup'ex	n/s	n/s	**	**	858 c	951 c	926 b	1,090 b	895 b	1,023 b
Other-Primarily Accessory Suites	n/s	n/s	**	**	**	**	**	**	**	**
Total	**	n/s	**	707 c	819 b	936 b	996 a	1,204 b	925 b	1,078 b

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

5.2 Estimated Number of Households in Other Secondary Rented Units[1] by Dwelling Type Edmonton CMA - October 2008

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-07	Oct-08
Edmonton CMA		
Single Detached	16,903 b	20,527 b
Semi detached, Row and Duplex	23,686 b	21,766 b
Other-Primarily Accessory Suites	3,267 d	4,018 d
Total	43,856 a	46,310 a

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data from sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. In October 2006, CMHC has introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights , Provincial Highlights, and the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. In 2008, rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Toronto, Ottawa, Montréal and Québec (NOTE: condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 and 2006 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicator

Canada Mortgage and Housing Corporation has developed a new rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. The level of income required for a household to rent a median priced two-bedroom apartment, using 30 per cent of its income, is calculated. The three-year moving average of median income of households in a centre is then divided by this required income. The resulting number is then multiplied by 100 to form the indicator. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2005. CMHC has developed forecasts of median renter household income for 2006, 2007 and 2008.

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